

Lot Area: 4304

50% = 2152

Impervious area:

Building: 1012

Porches: 140

Basement areaway: 180

Exist garage: 200

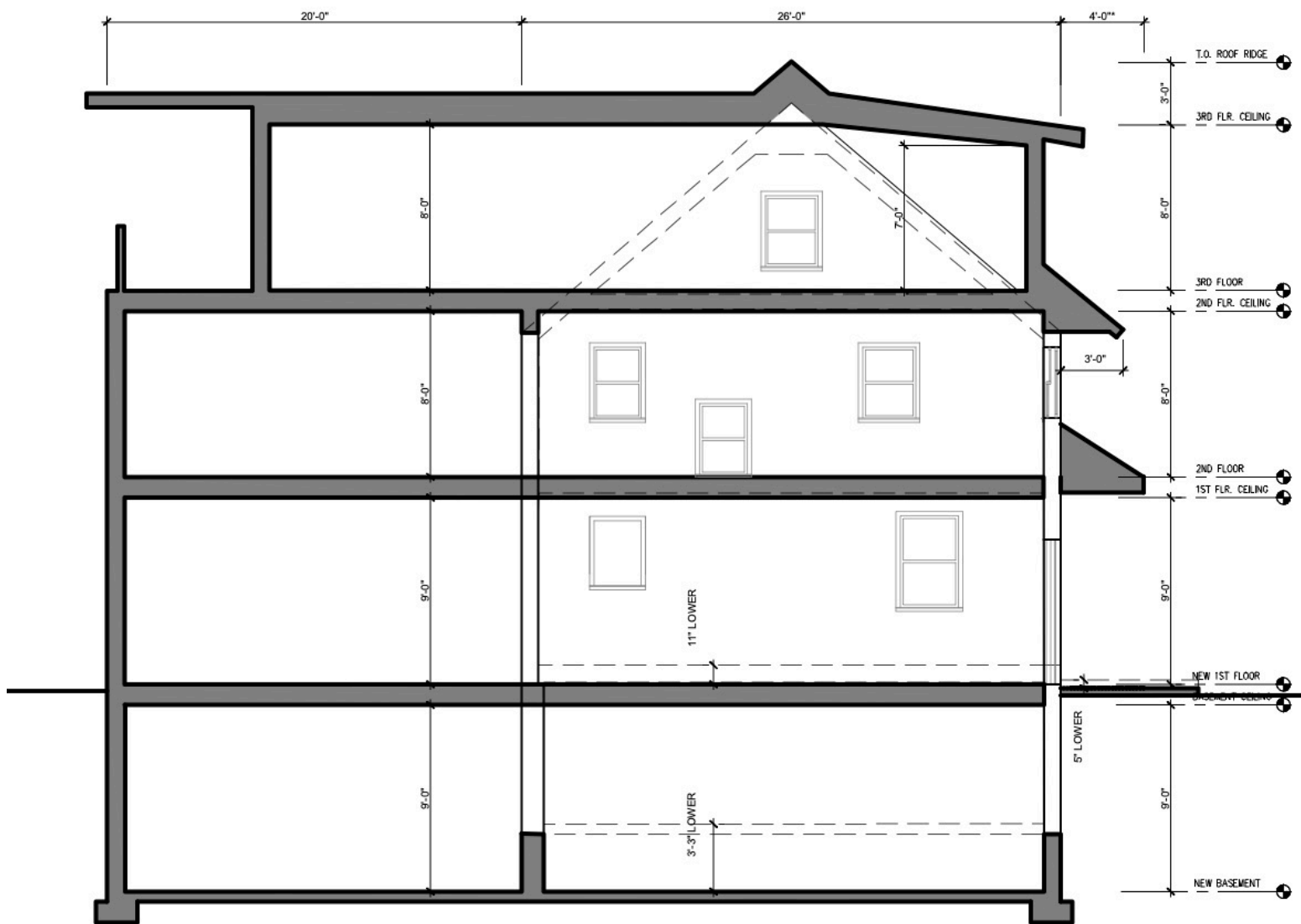
total: 1532

Pervious area: 4304- 1532 = 2772

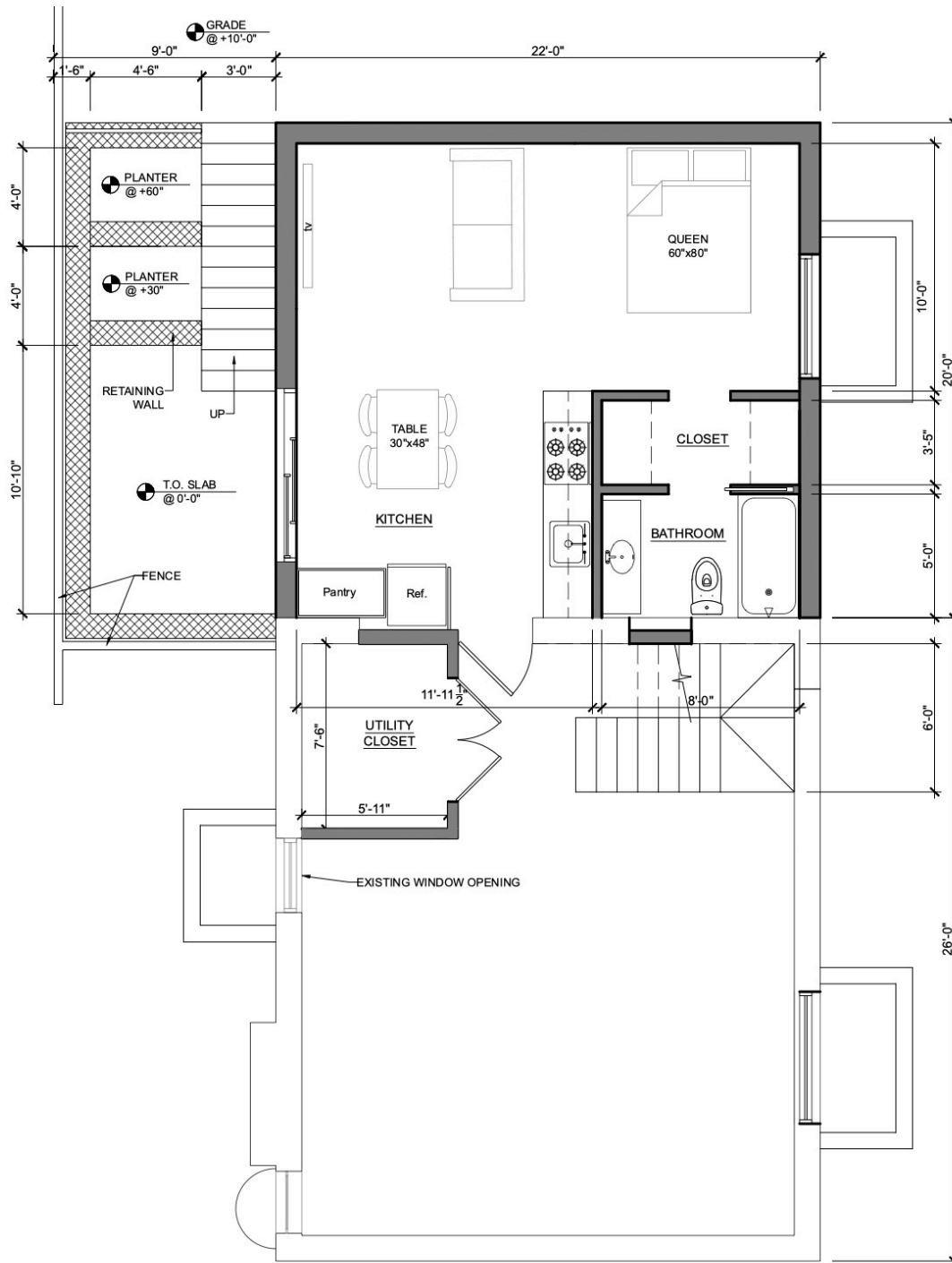
**A - SITE PLAN**



**B - FRONT ELEVATION**

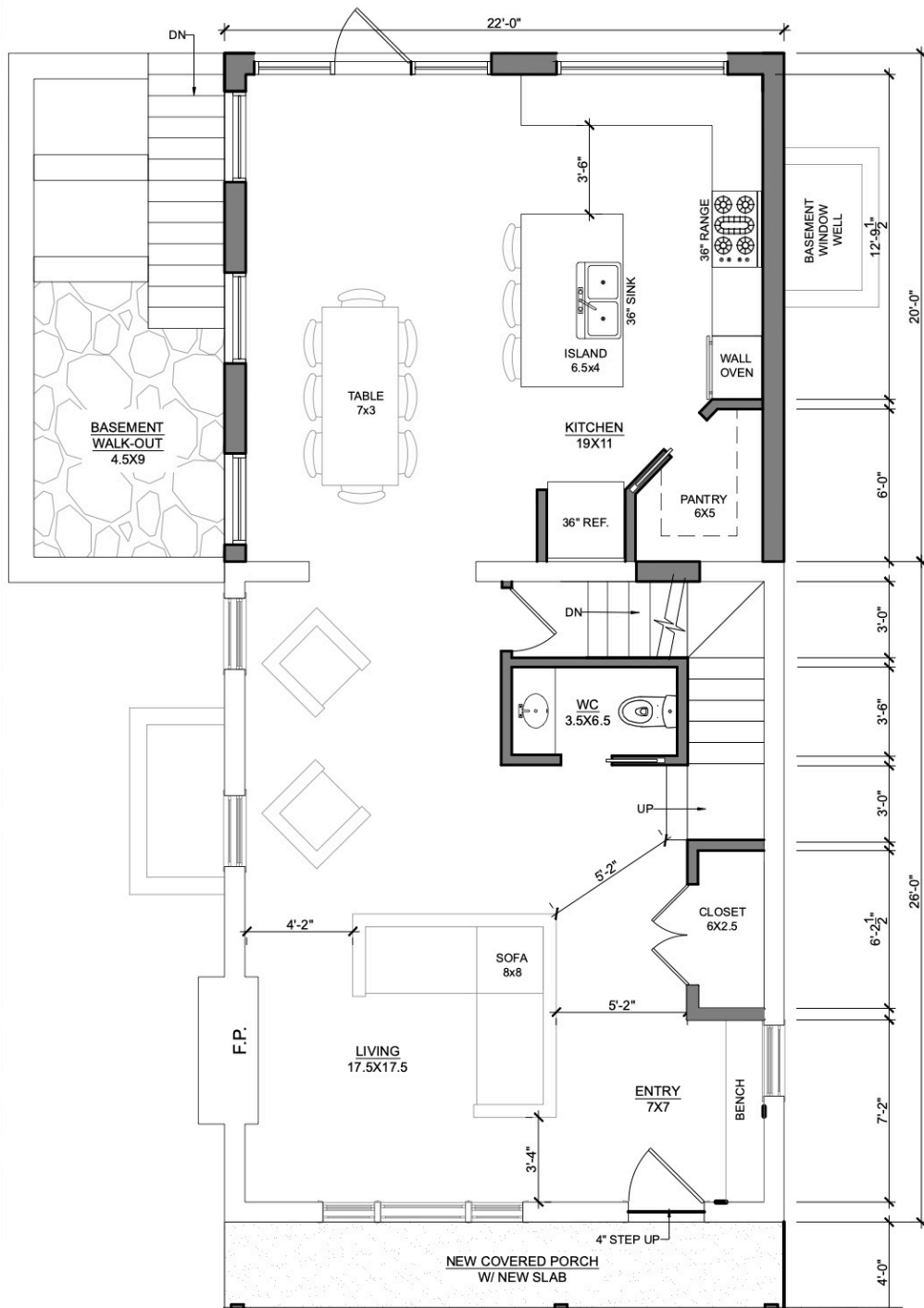


**C - BUILDING SECTION**



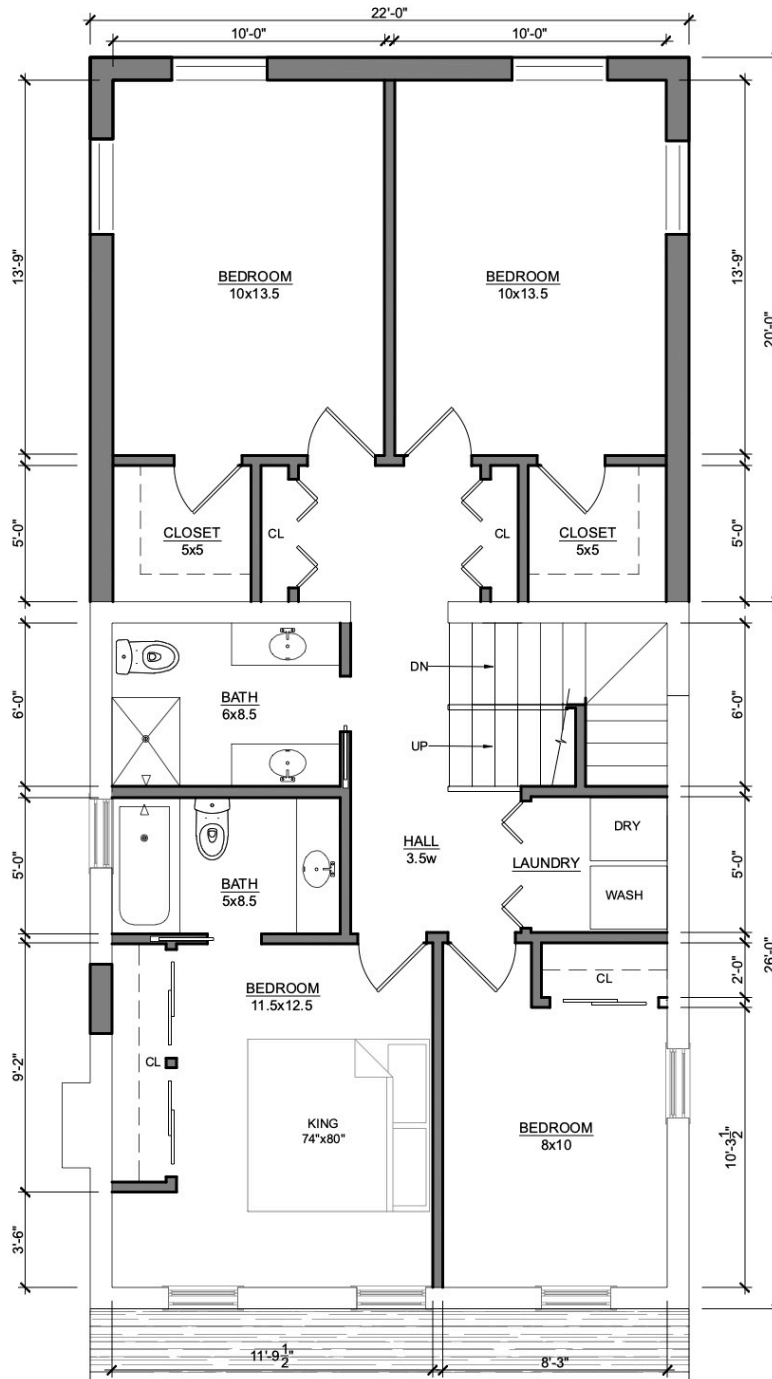
## D - BASEMENT PLAN

GFA 1012



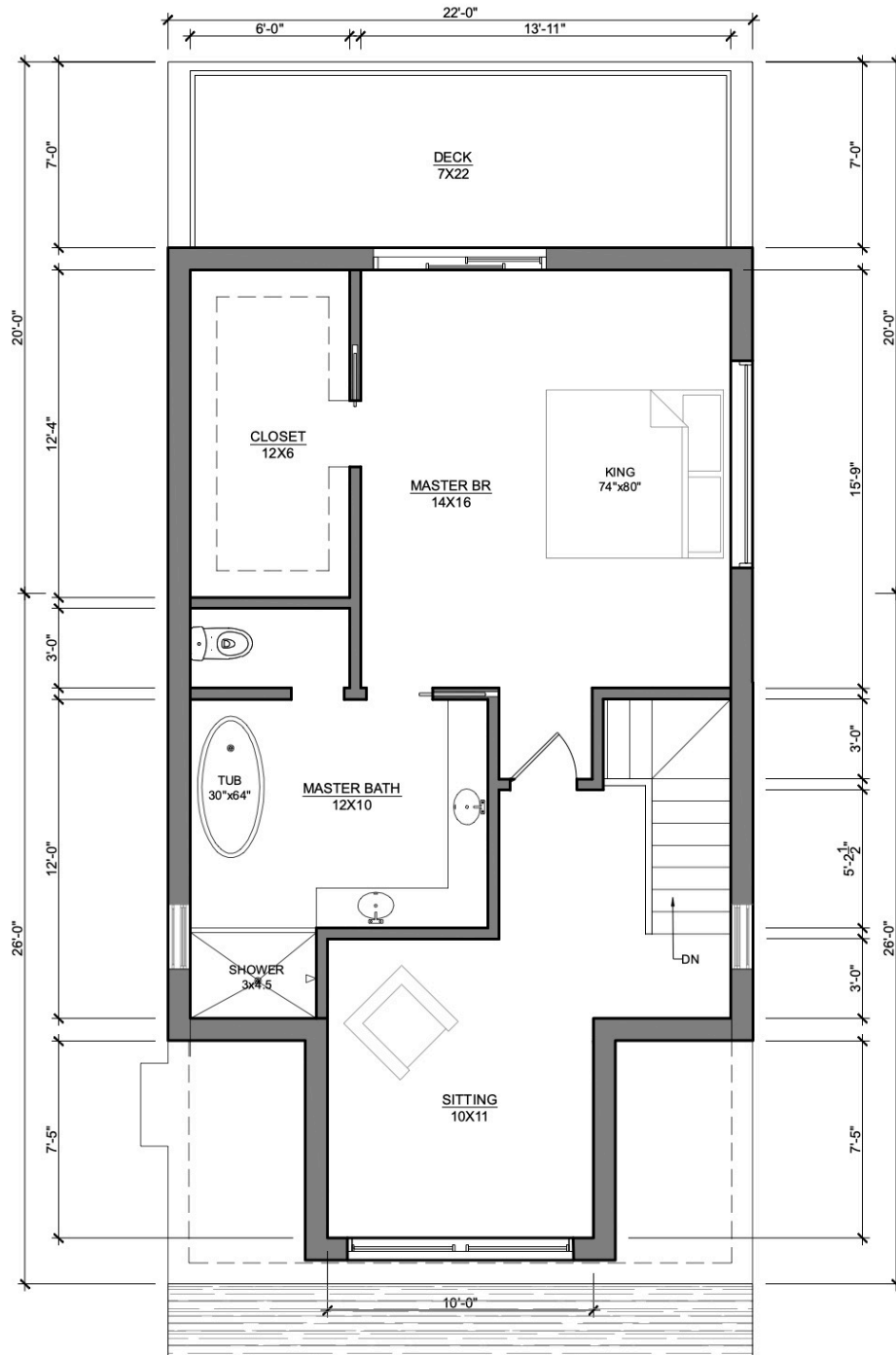
## E - 1ST FLOOR PLAN

GFA 1012



## F - 2ND FLOOR PLAN

GFA 1012



## G - 3RD FLOOR PLAN

GFA 760

	ALLOWABLE/ REQUIRED	EXISTING	PROPOSED
DISTRICT	-	R-1-B	-
HISTORIC	-	NO	-
DWELLING UNITS	2	1	2
LOT WIDTH	50'	40'	NO CHANGE
LOT AREA	5000 SF	4304 SF	NO CHANGE
LOT OCCUPANCY	40% x 4304 = 1721.6 sf	19%/812 sf	31%/1352 sf
HEIGHT	40'	+/-30'	30'-6"
STORIES	3	3	3
FRONT SETBACK	No lesser or greater than existing on the same block	+/- 15.5'	NO CHANGE
REAR SETBACK	25'	+/-54'	32' MIN (varies)
SIDE SETBACK	8'	9'	NO CHANGE
PERVIOUS SURFACE	50%	+/-80%	50%=2152 sf min
GFA HOUSE	-	2036 sf	3796 sf
ACCESSORY APARTMENT	YES	No	YES
GFA Apartment	35% x 3796 = 1328 sf	-	440 sf = 12%
PARKING	1 per principal dwelling	1	NO CHANGE